

Meeting of the Planning Board for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on **August 21, 2023 7pm**.

Planning Board Members Present

- John Arnold Acting Planning Board Chairman
- Mike Shaver Planning Board Member
- Ann Purdue Planning Board Member

Others Present:

- Jim Martin Building Department

The meeting was called to order at 7:02 pm by Chairperson Arnold

Old Business

#1

Project Name: Planned Unit Development (PUD) – 65 Reynolds Rd.
Application Name: US Light & Energy (USL&E)
Application #: PUD #1-2022
Application Type: Town Board PUD Referral for Report – Sketch Plan
Public Hearing Held: No
Location: 65 Reynolds Rd & 83 Fort Edward Rd, Moreau, NY
Tax Map No.: Three parcels are proposed for the PUD: 64.-2-86.12;64.-2-80.11; and 86.-2-80.12
SEQR Type: Type 1
Zoning District: Agriculture and One-Family (R-3) District

Project Description: Applicant is proposing to rezone and develop three adjoining parcels at 65 Reynolds Rd and 83 Fort Edward Rd totaling 203+- acres of contiguous land. The rezoning will change from the current zoning district of Agriculture and One family (R-3) district to Planned Unit Development in accordance with the Town code, Chapter 149,149-27. The proposed uses within the PUD include three main development areas consisting of a luxury motorcoach and cabin resort; two 5 MW AC community solar projects; and a resource protection area with protected streams and ravines that will include a multi-use trail.

Mr. Arnold told applicants that there was not a quorum present tonight if a vote on anything was required. Applicants were willing to move forward.

Applicant from USL&E, Michael Pinard??? with Chris Coney??? from CT Male spoke of the project on the former Tee Bird North Gold Course. We have presented previous uses for the site but feel this presentation is a much better use pertaining to the Town codes and requirements. Applicants have done well testing and feel are sufficient to support the motor coach and cabin resort areas. Use is for short-term rentals. Promote the protection of the environment with the multi-use trail. Mr. Coney spoke of the project and what their aspirations are for the site. Wants to focus on what next steps are to be done. What needs does Board like to see.

Mr. Arnold asked applicants if they are just requesting of the PUD at this point. Mr. Martin said a district outline needs to be done first and reviewed by Town Board, a favor or non-favorable report, applicants then are to provide a report to Planning Board.

Mr. Martin feels there will be a high level of detail needed from applicants for board to take over as SEQR as well. Mr. Arnold and Mr. Martin explained the PUD detail to applicants and board needs for a Type 1 standing.

Ms. Purdue asked if this fits into the PUD requirements. Concern with the amount of luxury motorcoach lots and the uniqueness of the property and project. Ms. Purdue asked what is the timeline? Applicants state solar will be first phase with 20% of cabins, phase 2 will be completion of cabins, phase 3 will be the motorcoach areas. Time period is 12-18 months for Phase 1, 24-36 months for Phase 2 or quicker depends on approvals or based on construction seasons. Mr. Arnold asked if site plan will have all phases included. Applicants say yes.

Mr. Arnold suggested some of the requirements for next steps, regarding only the board members present:

Visual impact analysis

Septic with the cabins, motorcoach area

Water source and wastewater locations

EAF report

Access roads easements from National Grid

Consideration of a burn and foliage near state highway

Clearing plan

Lighting Plan

Entrance into location, refer to DOT.

Phasing Plan with time frames and completion

Stormwater plan with possible SWIP plan

Signage plan

Fencing and security plan with emergency access

Answer some more of To Be Determined

Traffic study regarding the cabins and motorcoach areas

Wetlands on site

Decommissioning Plan

Mr. Martin to send list to applicants along with all Board Members for further review.

Applicants asked when board would feel comfortable determining the SEQR approval. Mr. Arnold said get more documentation and come to next meeting when there is a quorum.

#2

Project Name: Planned Unit Development (PUD) – Jacobie Park Side Farms at Moreau Rec Road
Application Name: Cerrone Builders
Application #: PUD
Application Type: Town Board PUD Referral for Report – Sketch Plan
Public Hearing Held: No
Location: 11-29 Moreau Rec Road, Moreau, NY
Tax Map No.: Two parcels are proposed for the PUD: 50.-3-28.2; and 64.-1-54
SEQR Type: Type 1
Zoning District: One and Two Family (R-2) District

Project Description: Applicant is proposing to construct 191 dwelling units split between apartments (multi-family), duplexes (two-families), and single swellings on two vacant parcels located along either side of Moreau Rec Road. The overall project area is 27.19+- acres. Also included in the proposed project is 5,000 sq. ft. commercial building for a restaurant, ice cream shop, etc. to serve the development and surrounding neighborhoods. Stormwater will be managed on site; and municipal water and sewer will service the project needs for water and wastewater treatment.

New Business

Application Name: Turfs-R-Us Lawn Care (Ryan Saunders)
Application #: SPR 2-2023
Application Type: Site Plan Review – Sketch Plan
Public Hearing Held: No
Location: 1556 Route 9, Moreau, NY
Tax Map No.: 63.2-1-24

SEQR Type: Type 2

Zoning District: General Commercial (C-1)

Project Description: Applicant is proposing to operate a lawn care and landscaping business from an existing accessory building at 1556 Route 9 (TMP #63.2-1-24). The business use of the property involves the storage of equipment associated with the lawncare/landscaping business within an exterior area approximately 20ft. wide. Exterior storage involves a truck and two trailers. The interior of the existing garage will be used for winter storage of equipment. No alterations (exterior or interior) are planned. No customers come to the site as all services are provided off site.

Applicant, Ryan Saunders, spoke of the application proposal. This site will be widely used to store truck and two trailers when not in use. All work performed off site. Has an arrangement with landlord to keep us lawn care to pay lease.

Mr. Shaver asked what to be stored? Just truck, enclosed trailer, dump trailer.

Mr. Arnold asked if any maintenance being done in building? Possibly oil changes on vehicles. Mr. Arnold asked if any drains in floor, applicant said no.

Mr. Martin said it's a Type 2 by definition. Mr. Arnold said it's in a commercial zone, so it needs a public hearing. Ms. Mathias asked if it could be waived. Mr. Martin states it can be but would be a recommended.

Motion made by Mr. Shaver to waive public hearing due to minimal use, no customers on site, seconded by Mr. Bergmen.

Roll call - All members approved.

Motion to approve the change of use for Turfs-R-U's by Ms. Mathias, seconded by Mr. Bergmen. Roll call – all approved.

Mr. Martin spoke of some possible upcoming presenters to come before Planning Board to review.

Motion made to adjourn meeting by Mr. Seybolt, seconded by Ms. Mathias.

Meeting adjourned at 7:45 pm

Signed by Diana Corlew-Harrison from audio 9/27/24.